

**Madison Housing Authority
Small PHA Plan Update
Annual Plan for Fiscal Year 2001**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plan Agency Identification

PHA Name: Madison Housing Authority

PHA Number: NC054

PHA Fiscal Year Beginning: 01/2001

PHA Plan Contact Information

Name: Diane Pritchett
Phone: 336-548-6619
TDD: 800-735-2962

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at:

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ Main administrative office of the local, county or State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at:

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

PHA Programs Administered:

☐ Public Housing and Section 8 ☐ Section 8 Only ☒ Public Housing Only

**Annual PHA Plan
Fiscal Year 2001**
[24 CFR Part 903.7]
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1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

There are no anticipated changes in policies or programs.

2. Capital Improvement Needs [24 CFR Part 903.7 9 (g)]

- A. ☒ Yes ☐ No Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? **\$ Unknown for 2001**
- C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.
- D. Capital Fund Program Grant Submissions
- (1) Capital Fund Program 5-Year Action Plan
- The Capital Fund Program 5-Year Action Plan is provided as Attachment **C**
- (2) Capital Fund Program Annual Statement
- The Capital Fund Program Annual Statement is provided as Attachment **B**

3. Demolition and Disposition [24 CFR Part 903.7 9 (h)]

- A. ☐ Yes ☒ No Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component ; if "yes", complete one activity description for each development.)
- B. Activity Description "NA"

4. Voucher Homeownership Program [24 CFR Part 903.7 9 (k)]

- A. ☐ Yes ☒ No Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part

982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

- B. Capacity of PHA to Administer a Section 8 Homeownership Program. “NA”

5. Safety and Crime Prevention [24 CFR Part 903.7 (m)]

- A. ☐ Yes ☒ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? “NA”
- C. ☐ Yes ☒ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. ☐ Yes ☒ No The PHDEP Plan is attached at Attachment _____

6. Other Information [24 CFR Part 903.7 9 (r)]

6A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. ☒ Yes ☐ No Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are described at: **Attachment G**
3. In what manner did the PHA address those comments? (select all that apply)
 - ☐ The PHA changed portions of the PHA Plan in response to comments. A list of these changes is included
 - ☐ Yes ☐ No: below; or
 - ☐ Yes ☐ No: at the end of the RAB Comments in Attachment E.
 - ☒ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA’s consideration is included at the at the end of the RAB Comments in Attachment E.
 - ☐ Other: (list below)

6B. Statement of Consistency with the Consolidated Plan

1. Consolidated Plan jurisdiction: **State of North Carolina**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

☐ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)

☐ Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

☐ Yes ☒ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

There is a need for additional housing for extremely low income families and elderly families and families with disabilities.

6C. Criteria for Substantial Deviation and Significant Amendments [24 CFR Part 903.7(r)]

1. Definition of Substantial Deviation from the 5-year Plan

Any substantial deviation from the Mission Statement or Goals and Objectives presented in the Five Year Plan that cause changes in the services provided to residents or significant changes to the agency's financial situation will be documented in subsequent Agency Plans. An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirement; such changes will be considered significant amendments by HUD.

2. Significant Amendment or Modification to the Annual Plan

a. Changes to rent or admissions policies or organization of the waiting list.

b. Additions of non-emergency work items (items not included in the current Annual Statement or Five-Year Action Plan) or change in use of replacement reserve funds under the Capital fund.

c. Additions of new activities not included in the current DEP Plan.

d. Any change with regard to demolition or disposition, designation, homeownership

programs, or conversion activities.

Attachment A

List of Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

Applicable & On Display	Supporting Documents For Review	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance

Applicable & On Display	Supporting Documents For Review	Related Plan Component
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations & Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency

Applicable & On Display	Supporting Documents For Review	Related Plan Component
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	<p>PHDEP-related documentation:</p> <ul style="list-style-type: none"> ◆ Baseline law enforcement services for public housing developments assisted under the PHDEP plan; ◆ Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); ◆ Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; ◆ Coordination with other law enforcement efforts; ◆ Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and ◆ All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	<p>Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G)</p> <p><input type="checkbox"/> check here if included in the public housing A & O Policy</p>	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Attachment B

Part I: Summary Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

City of Madison Housing Authority	Grant Type and Number Capital Fund Program #: NC19P05450100 Capital Fund Program Replacement Housing Factor #:	Federal FY of Grant
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☐ Final Annual Statement
☐ Reserve for Disasters/ Emergencies Revised Annual Statement (revised)
Performance and Evaluation Report for Period Ending: 11/14/00 ☐ Final Performance and Evaluation Report

Summary by Development Account	Total Estimated Cost			Total
	Original	Revised	Obligated	
Total non-CFP Funds				
1406 Operations				
1408 Management Improvements	3,000	none		
1410 Administration	3,000			
1411 Audit				
1415 liquidated Damages				
1430 Fees and Costs	7,000			
1440 Site Acquisition				
1450 Site Improvement				
1460 Dwelling Structures	85,739			
1465.1 Dwelling Equipment –Nonexpendable				
1470 Non-dwelling Structures				
1475 Non-dwelling Equipment				
1485 Demolition				
1490 Replacement Reserve				
1492 Moving to Work Demonstration				
1495.1 Relocation Costs				
1498 Mod Used for Development				
1502 Contingency				
Amount of Annual Grant: (sum of lines 2-19)	98,739	98,739		
Amount of line 20 Related to LBP Activities				
Amount of line 20 Related to Section 504 Compliance				
Amount of line 20 Related to Security				
Amount of line 20 Related to Energy Conservation Measures				

Attachment B
Part II: Supporting Pages
Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Name: Madison Housing Authority			Grant Type and Number Capital Fund Program #: NC19P05450100 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant:	
Development No. HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	St
				Original	Revised	Funds Obligated	
4 Dalton Homes	Replace furnaces and air condition as many units as possible. Continuation of 1999 grant	1460		85,739			

[illegible]

Attachment C

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan 2001-2005 <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revised		
Development No.	Development Name (or indicate PHA wide)	
NC-54	PHA wide (Dalton Homes)	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace water heaters	\$12,000	2001
Replace bathroom sinks with vanity-sink combo	\$10,000	2001
Digital camera	\$750	2001
Swing bar door guards	\$375	2001
Replace stoves and refrigerators as needed	\$10,000	2001-2005
Landscaping	\$40,000	2001-2005
Wide-angle door viewer	\$800	2002
Replace bathroom floors	\$50,000	2002
Update bathroom lighting	\$10,000	2003
Replace storm doors and thresholds	\$10,000	2002-2004
Install bi-fold doors in laundry and hall	\$6,400	2003
Replace kitchen sinks	\$50,000	2003-2005
Total estimated cost over next 5 years	\$200,325	

Attachment D

PHA Public Housing Drug Elimination Program

Not applicable. Madison Housing Authority is ineligible for PHDEP funding.

Attachment E

Resident Membership on the PHA Governing Board

1. ☐ Yes ☒ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)
 - A. Name of resident member(s) on the governing board:
 - B. How was the resident board member selected?: ☐ Elected ☐ Appointed
 - C. The term of appointment is (include the date term expires):
2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?
 - ☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
 - ☒ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
 - ☐ Other (explain):
- B. Date of next term expiration of a governing board member:
- C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Attachment F

Resident Advisory Board Membership

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Minnie Joyce, Barbara Davis, Thelma Cardwell, Gene Williams, Robert Durham, James Duggins, R. Lowe, James Gallant, Linda Kellam, Lillie Vernon, O.G. Tatum.
All residents were given a notice about the Resident Advisory Board and asked to attend a meeting if they were interested in serving on the Advisory Board.

Attachment G

Resident Advisory Board Comments and PHA Response

Residents wanted to improve the appearance of the property. Therefore we have budgeted for additional landscaping.

Residents expressed support for continuing the Resident ID, Automobile Registration and Guest Pass program., which will be continued.

The Mission Statement and Goals and Objectives of the Five Year Plan remain the same.

Attachment H

Statement of Progress in Meeting the 5-Year Plan Goals

Goal: Improve Communication between the PHA and the residents.

Progress: Management has met several times with residents individually and with the RAB to update them on PHA plans, activities and HUD requirements.

Goal: Improve Communication between the PHA and the local government.

Progress: Relationships with the Town and governmental agencies have improved through increased communications.

Goal: Install air conditioning in elderly units.

Progress: Completed.

Goal: Insure MHA is fiscally responsible.

Progress: Expenditures were within budget and there were no audit findings.

Goal: Retain current, and attract potential residents with a sufficient occupancy period to enable them to become self-sufficient.

Progress: Established ceiling rents and maintained a high rate of occupancy.

Goal: Maintain MHA physical assets.

Progress: REAC inspection will serve as our guide in identifying future maintenance needs. Inventory of maintenance supplies and non-expendable equipment was completed.

In conclusion the MHA Board, staff and RAB will continue to monitor and evaluate our progress under this Agency Five-Year Plan.